



St Leonards , Dorset

£50,000


MARTIN&CO

St Leonards , Dorset

Park home

2 Bedrooms, 2 Bathroom

£50,000

- Just Over 18 Years Remaining On The Licence
- Modern Open Plan Living Space
- Enclosed Decking With Access From Lounge
- Allocated Parking For 2
- Beautifully Presented Throughout
- Fees Paid Till October
- Quiet Pitch Location
- Available Now
- Leisure Facilities Inc Swimming Pools
- With Easy Reach Of So Many Amazing Attractions

Martin & Co are proud to present this 2 bedroom holiday home Regal Kensington 36ft x 13ft situated on Oakdene Forest Park In St Leonards. The holiday park is on the edge of the new forest and is within easy reach of lots of amazing attractions. Short Notice Viewings Available.



The holiday home is a Regal Kensington 36ft x 13ft which benefits from 2 bedrooms the master has a wc, hand wash basin and both bedrooms have fitted wardrobes, a modern open living space the lounge and has a pull out sofa bed, dining area and fitted kitchen. The park home is located on a beautiful spot and benefits from an enclosed decked area. There is parking for 2 cars on the pitch.

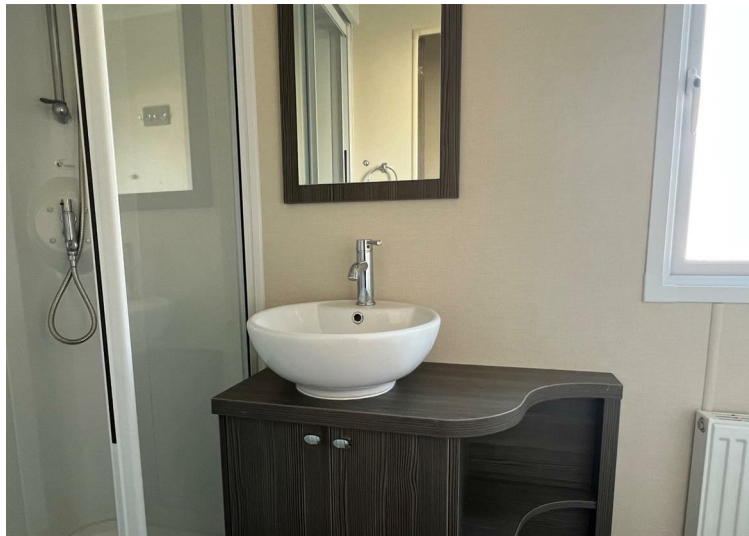
The park home has access to all the leisure facilities which include an indoor and outdoor swimming pool, sauna, steam room, gym, bar, restaurant & entertainment complex and much more.

The licence has 18 years remaining
 Site fees are £6150.55 per year for 2022/23
 Insurance is approx £250 PA
 Rates are approx. £637.82 PA
 Gas & Electric is metered with a £5.10 per month standing charge for gas

The site shuts from 2nd Jan to 31st Jan every year

Full access to Oakdene leisure facilities

For all details please contact Martin & Co Ringwood on 01425 474005.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.